



Offers In Excess Of
£600,000
Freehold

Stopham Close, Worthing

- Detached Chalet Bungalow
- Four Bedrooms
- Two Reception Rooms
- Extended Kitchen/Family Room
- Two Bathrooms and Ensuite to Bedroom One
- Off Road Parking
- Garage
- Modernised Throughout
- EPC Rating - C
- Council Tax Band - D

Robert Luff & Co are delighted to offer to the market this beautifully presented four bedroom detached chalet bungalow situated in this popular Tarring location with local shops, amenities, schools, parks, bus routes and mainline station all nearby. Accommodation offers entrance hall, living room, downstairs bedroom/office, kitchen/breakfast/family room, downstairs shower room and separate WC. Upstairs are four bedrooms, a family bathroom and an ensuite to bedroom one. Other benefits include off road parking and a garage.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Entrance

UPVC double glazed leaded light front door opening into:

Entrance Hallway

Laid wood flooring. Radiator. Wall mounted thermostat. Storage cupboard with slatted shelves and electric consumer unit. Separate cloak cupboard with hanging rail and light.

Lounge 16'0" x 12'0" (4.90 x 3.66)

TV point. Radiator. Wall light points. Double glazed window to side. Large double glazed bay window to front.

Office/Bedroom 10'7" x 9'4" (3.23 x 2.85)

Radiator. Coving. Dual aspect double glazed windows with Southerly and Westerly aspects.

Extended Kitchen/Breakfast/Family Room

Kitchen Area 3.97 x 2.84

A range of high gloss white fronted base and wall units. Quartz work surface incorporating sink with drainer. Tiled splash back. Integrated appliances including Neff oven and grill, four ring induction hob and dishwasher. Breakfast bar with space for stools.

Living Area 4.26 x 3.51

Attractive tiled flooring. Dual aspect double glazed windows. Skylight window. Double glazed door to rear garden.

Dining Room 12'0" x 10'10" (3.66 x 3.32)

Radiator. Under stair storage cupboard with courtesy light. Coving. Dual aspect double glazed windows.

Shower Room

Fitted shower with Mira shower and folding glass door. Basin set in a vanity unit mixer tap. Radiator. Tiled walls. Space and plumbing for washing machine. Wall mounted boiler. Frosted double glazed window.

Separate WC

Low flush WC. Basin set in vanity unit with storage cupboard. Part tiled walls. Frosted double glazed windows.

Stairs

Up to:

First Floor Landing

Linen cupboard. Double glazed window.

Bedroom One 17'1" x 11'0" (5.21 x 3.37)

Eaves storage. Radiator. Westerly aspect double glazed window. Door to:

Ensuite Bathroom

Freestanding high back bath with contemporary mixer tap and shower attachment. Wash hand basin set in vanity unit with mixer tap. Low flush WC. Tiled walls and flooring. Heated towel rail. Frosted double glazed window.

Bedroom Two 12'6" x 11'5" (3.82 x 3.50)

Radiator. Loft hatch. Double glazed window with view of rear garden.

Bedroom Three 12'4" x 7'11" (3.76 x 2.43)

Radiator. Double glazed window.

Rear Garden

Lawn area. Patio area. Mature trees and shrubs. Outside tap. Greenhouse. Gate for side access. Side door to garage.

Garage 19'4" x 7'8" (5.90 x 2.35)

Up and over door.

Driveway

Herringbone laid car hard standing. Gravel area. Mature trees and shrubs. Access through to:

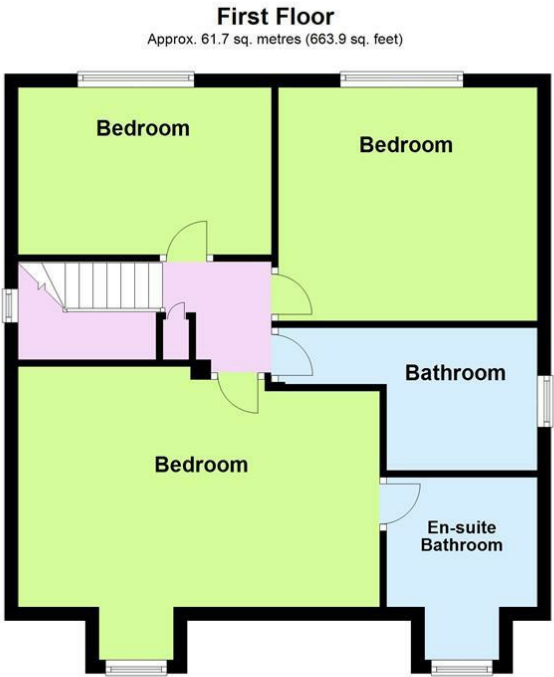
Side Garden Area

Decked area. Trellising.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
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Total area: approx. 148.8 sq. metres (1601.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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